

# THE YACHT CLUB RIVERSIDE

AN EXCLUSIVE WATERFRONT  
DEVELOPMENT BY KMRE GROUP LTD





# WELCOME TO THE YACHT CLUB RIVERSIDE

The Yacht Club Riverside is a brand new waterfront development, combining the pinnacle of luxury and style with the stunning surroundings of the River Trent to bring the idyllic modern home to this hugely popular area of Nottingham.

Consisting of 81 beautifully designed apartments, this exclusive development offers a peaceful respite from the hustle and bustle of the city yet remains a short distance away from the key amenities and attractions of Nottingham.

Experience the best of both worlds with this superior development and join our new transformative riverside community.







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## WATERFRONT LIVING

At the Yacht Club Riverside you can truly get the best of both worlds as you enjoy the convenience of living close to Nottingham city centre whilst also embracing the countryside lifestyle. The waterfront development boasts natural surroundings with stunning views of the River Trent, with plenty of spots of scenic beauty a few short miles away.

Discover blissful tranquillity and joy at the abundance of nature reserves and parks that are nearby the development. Colwick Country Park is a beautiful area of woodland perfect for a range of recreational activities including walking, cycling, sailing, horse riding, bird watching and more. Wollaton Hall offers another stunning backdrop for outdoor activities and is also home to an exciting programme of events including music festivals, fairs, and nature walks.

Sports fans can rejoice in the development's close proximity to a variety of well known stadiums and training centres. Catch international and county cricket at the nearby Trent Bridge stadium, or head to Holme Pierrepont, home of The National Water Sports Centre, to enjoy a range of adrenaline-fuelled activities including kayaking, canoeing, and white-water rafting. The Centre also has an on site gym with a unique and stunning view of the 2km regatta lake.







# NOTTINGHAM

Famous throughout the world for the legend of Robin Hood, today Nottingham is one of the UK's most thriving cities and a haven for contemporary living and working. This desirable destination is alive with dynamic culture, shopping, dining and beautiful countryside making Nottingham a much sought after location.

The Yacht Club Riverside is a true lifestyle location. The development benefits from excellent transport links and is also within walking distance of many of Nottingham's best leisure destinations.

Just minutes by car are some of Nottingham's top attractions such as the picturesque Hook Nature Reserve, Nottingham Sailing Club and The City Ground for football fans. The city is home to historic landmarks like Nottingham Castle where you can see excellent views of the town and Lace Market, once the heart of Britain's lace industry and now protected as one of the city's most important heritage zones.

Nottingham is home to two universities and Highfields Park, part of the University of Nottingham, is a spectacular 52-acre green space full of exotic plants and trees. Also ideal for those who love nature is nearby Wollaton Hall, an Elizabethan mansion amid a 500-acre deer park and now famous for being used as Wayne Manor in The Dark Knight Trilogy.



# THINGS TO DO

There are plenty of things to do close to the Yacht Club Riverside development so you can ensure you will never be short of activities to occupy your time. With so much to do, here is a taster of what Nottingham has to offer:

- > Nearby Nottingham Racecourse is regularly host to a variety of different events to suit everyone including beer festivals, family fun days and of course plenty of horse racing days.
- > Visit Holme Pierrepont to wander around the 2km Regatta Lake or stray off the beaten track to explore the beautiful lagoons and nature trails. Alternatively, take part in their wide range of outdoor activities at the National Water Sports Centre located in the country park where you can enjoy mini golf, a sky trial, kayaking and much more.

- > West Bridgford is a vibrant town just across the river from the development. It's the perfect place to venture for quaint bars and restaurants and quirky stores as well as high street favourites.
- > There are lots of exciting bars and restaurants to visit both in the city centre and the surrounding areas, close to the development. Nottingham is home to international cuisine from a wide variety of eateries, from bistros and high-end dining to cafes and street food. There is an abundance of lively bars, pubs and clubs for round the clock entertainment.





# LOCATION & TRANSPORT

The Yacht Club Riverside is one of the best-connected locations in the city, overlooking the River Trent between the city centre and West Bridgford. It is a place that reconnects the city with the river, embracing the waterside lifestyle whilst also having all the benefits of city life.

Whether you're travelling by car, bus, train or on-foot access to the centre and Nottingham's shops, bars and top attractions are easily and quickly accessed.

If you want to travel further afield, Nottingham Train Station is less than two miles away with nationwide services including London, Manchester and Birmingham in less than two hours.

The Yacht Club Riverside is also a 40-minute drive away from East Midlands Airport which offers a huge selection of domestic and international flights to choose from – perfect for your next getaway.



70 miles South of Leeds  
130 miles North of London  
50 miles North East of Birmingham  
80 miles South West of Manchester



10 minute drive  
Nottingham University



2 hours by train from London St Pancras train station  
10 min drive from Nottingham train station



10 min drive  
from Motorpoint Arena



40 min drive  
from East Midlands Airport



10 min drive  
from Nottingham's main retail centres



7 min drive  
to Trent Bridge and The City Ground

## A STEP CLOSER TO THE AMENITIES

A bridge linking Trent Basin to the popular and fashionable West Bridgford and Lady Bay areas is planned to be added close to the development.







Riverside Crescent Development



## THE SCHEME

The Yacht Club Riverside apartments offer a superior, contemporary living experience with exceptional views of the River Trent. Located in a prime position between the popular River Crescent Development and the innovative Trent Basin project, The Yacht Club Riverside is situated in a thriving area that is transforming into an exciting contemporary hub for its residents to enjoy.

The Yacht Club Riverside is an exclusive development of 81 high specification, contemporary apartments in a proven location close to a wide range of amenities and transport links.

This exciting development was conceived over 10 years ago to regenerate 250 acres of land between the city centre and the river, giving the area a new lease of life.

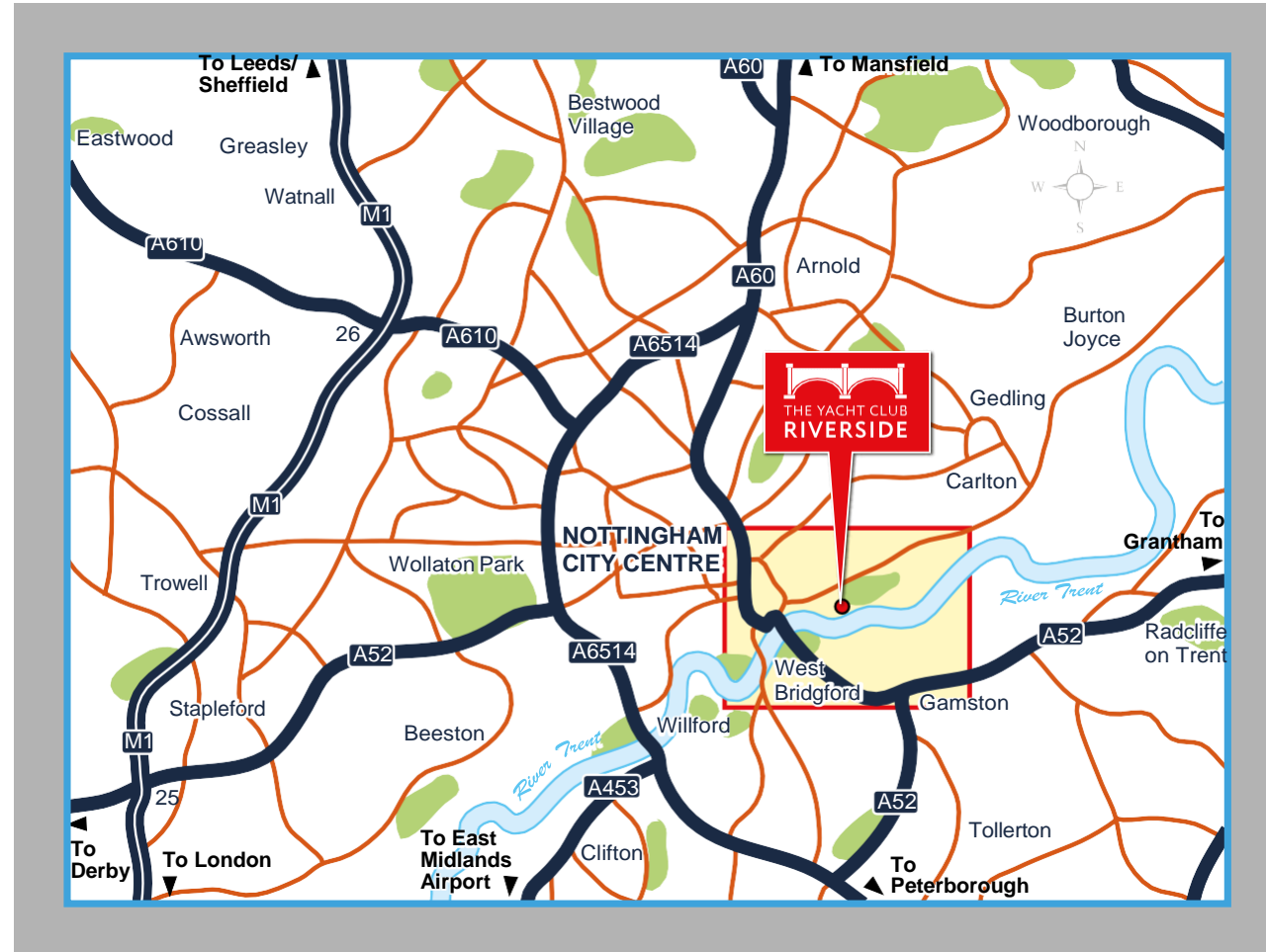
Ranging from one to three bedrooms, all apartments include smart technology, contemporary bespoke fitted kitchens, stylish, modern bathrooms, master bedrooms with wet rooms, car parking, and an inspiring outdoor space which altogether creates a truly luxurious and modern home.



## THE SITE

The picturesque Yacht Club Riverside development provides the ultimate hub of modern day living.

Its beautifully designed, high specification apartments are fully equipped with everything you'd expect of an executive development including sleekly designed interiors, secure parking and cycle storage, and open spaced communal areas that offer stunning river views to be enjoyed all year round.







## APARTMENT SPECIFICATION

- > Smart technology
- > Full height tiling around bath, shower
- > Stylish bathrooms suites with low profile shower trays
- > Ladder style polished chrome, or equivalent, towel rail (second bathroom/ Ensuite has a heated towel rail)
- > Contemporary bespoke fitted kitchens with solid worktops
- > Kitchens include a built in oven, extractor fan and hood
- > Integrated appliances including fridge freezer, washer dryer and dishwasher
- > Hardwood veneered, solid core entrance door with spy hole
- > Hardwood veneered, or equivalent, internal doors throughout
- > Brushed stainless steel and chrome ironmongery throughout
- > LED light fittings with dimmers to bedrooms and living areas
- > 10 years CML complaint warranty
- > Low energy LED downlights in kitchen, hallway and bathrooms
- > Intercom entry system to each apartment
- > Fitted high quality sliding wardrobes to bedroom 1
- > Flooring provided throughout
- > Underfloor heating to main bathroom
- > On site bike storage





# RIVERSIDE ONE

Riverside One is a block of only 13 apartments over 5 floors, west of the development, contained within Riverside One is the communal living area where you can relax and socialise whilst enjoying river views.

Riverside One contains an impressive penthouse apartment, located on its own floor with an impressive balcony.

## SUMMARY

- > 13 Apartments
- > 5 Floors
- > 4 Designs
- > 12 2 Bedroom Apartments
- > 1 3 Bedroom Apartment

## RIVERSIDE ONE

### Ground Floor

On the Ground Floor of the development you will find the Riverside communal hub, which includes a warm and welcoming reception area, an open communal space perfect for socialising and relaxation, plus a secure and ample sized cycle store. Also situated on this floor is the Riverside gym, which boasts a high quality range of equipment so you can enjoy the perfect workout right on your doorstep.



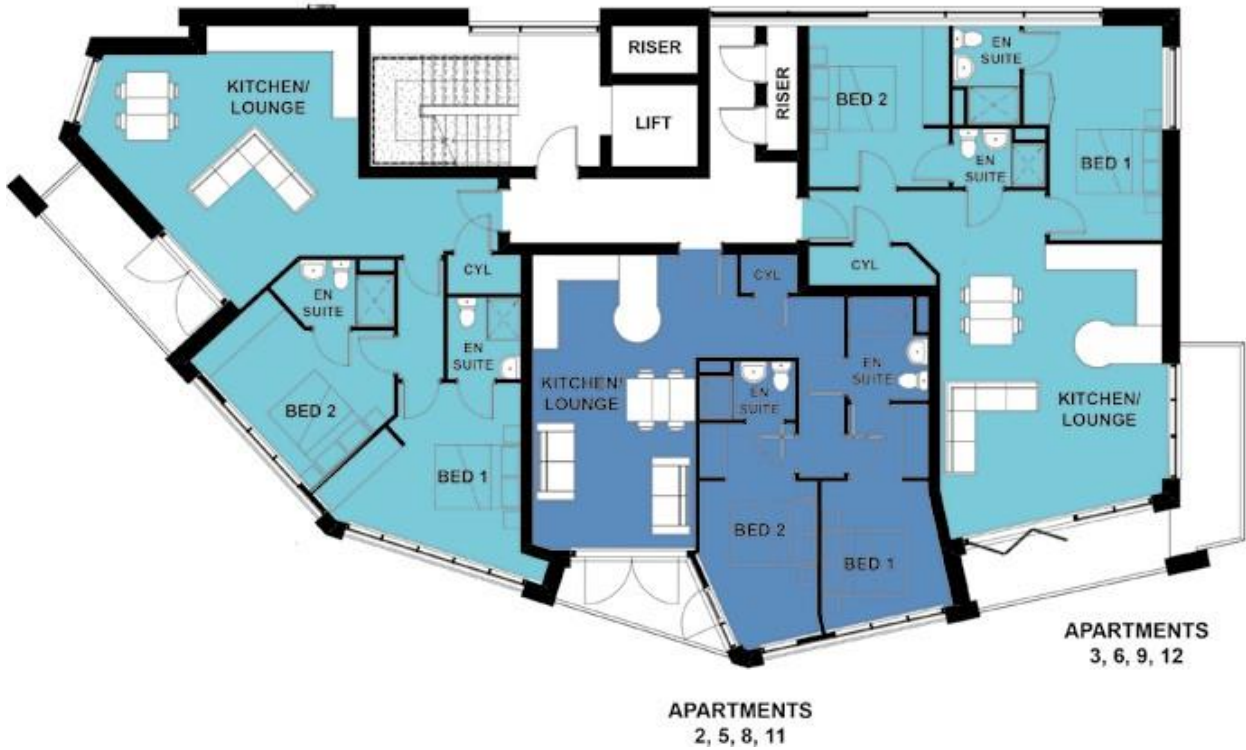
APARTMENT NUMBER	FLOOR	SQ FT	BEDS
1	First	805.8	2 Bed
2	First	729.6	2 Bed
3	First	788.8	2 Bed
4	Second	805.8	2 Bed
5	Second	729.6	2 Bed
6	Second	788.8	2 Bed
7	Third	805.8	2 Bed
8	Third	729.6	2 Bed
9	Third	788.8	2 Bed
10	Fourth	805.8	2 Bed
11	Fourth	729.6	2 Bed
12	Fourth	788.8	2 Bed
13	Fifth	1351.7	3 Bed



RIVERSIDE ONE

Every apartment on the Middle Floors boast 2 beautifully designed double bedrooms with premium en-suite bathrooms, complete with a balcony to enjoy the stunning river view – resulting in a truly exquisite living experience.

Middle Floors  
APARTMENTS  
1, 4, 7 & 10



RIVERSIDE ONE

As the only sole floor apartment in the whole development, the Penthouse offers the height of luxurious living with 3 exquisite bedrooms and a stunning wrap around balcony to take in the picturesque scenery from the comfort of your home. It also boasts its own private elevator, providing exclusive access straight to the comfort of your own home.

Penthouse







# RIVERSIDE TWO

Riverside Two is the central block on the development. There are 9 exciting apartment types which provide 4 stunning penthouses.

## SUMMARY

- > 29 Apartments
- > 6 Floors
- > 9 Designs
- > 2 1 Bedroom Apartments
- > 27 2 Bedroom Apartments

## RIVERSIDE TWO

APARTMENT NUMBER	FLOOR	SQ FT	BEDS
1	First	852.5	2 Bed
2	First	806.0	2 Bed
3	First	928.0	2 Bed
4	First	806.7	2 Bed
5	First	850.7	2 Bed
6	Second	852.5	2 Bed
7	Second	806.0	2 Bed
8	Second	928.0	2 Bed
9	Second	806.7	2 Bed
10	Second	850.7	2 Bed
11	Third	852.5	2 Bed
12	Third	806.0	2 Bed
13	Third	928.0	2 Bed
14	Third	806.7	2 Bed
15	Third	850.7	2 Bed

APARTMENT NUMBER	FLOOR	SQ FT	BEDS
16	Fourth	852.5	2 Bed
17	Fourth	806.0	2 Bed
18	Fourth	928.0	2 Bed
19	Fourth	806.7	2 Bed
20	Fourth	850.7	2 Bed
21	Fifth	852.5	2 Bed
22	Fifth	806.0	2 Bed
23	Fifth	928.0	2 Bed
24	Fifth	806.7	2 Bed
25	Fifth	850.7	2 Bed
26	Sixth	908.4	3 Bed
27	Sixth	600.4	1 Bed
28	Sixth	581.0	1 Bed
29	Sixth	969.8	2 Bed



RIVERSIDE T WO

Each middle-floor apartment has two deluxe double bedrooms, each with a premium en-suite and a luxurious open plan living space with an adjoining private balcony to enjoy the riverside view.

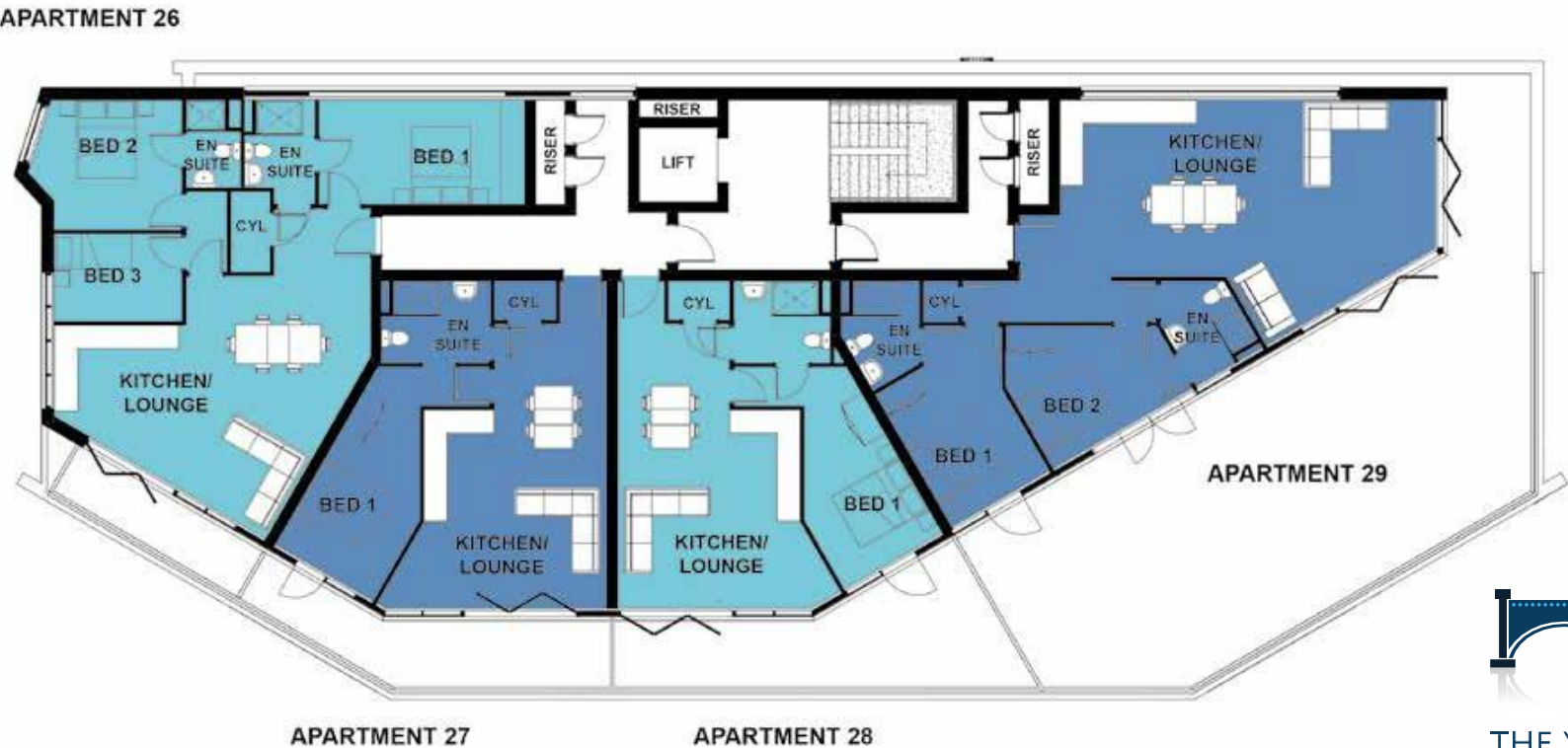
Middle Floors



RIVERSIDE T WO

These well-equipped, executive apartments offer a sleek, open plan living area so you can relax in style whilst enjoying the picture-perfect view, and the lifts just outside each apartment offer quick and easy access to every floor.

Top Floor







# RIVERSIDE THREE

Riverside Three is the largest block located to the East of the development and contains 11 apartment variations all with river views.

## SUMMARY

- > 39 Apartments
- > 7 Floors
- > 11 Designs
- > 1 1 Bedroom Apartments
- > 37 2 Bedroom Apartments
- > 1 3 Bedroom Apartments

## RIVERSIDE THREE

APARTMENT NUMBER	FLOOR	SQ FT	BEDS
1	First	1084.7	2 Bed
2	First	708.5	2 Bed
3	First	863.0	2 Bed
4	First	883.9	2 Bed
5	First	707.4	2 Bed
6	First	736.1	2 Bed
7	First	863.0	2 Bed
8	Second	1084.7	2 Bed
9	Second	708.5	2 Bed
10	Second	863.0	2 Bed
11	Second	883.9	2 Bed
12	Second	707.4	2 Bed
13	Second	736.1	2 Bed
14	Second	863.0	2 Bed
15	Third	1084.7	2 Bed
16	Third	708.5	2 Bed
17	Third	863.0	2 Bed
18	Third	883.9	2 Bed
19	Third	707.4	2 Bed
20	Third	736.1	2 Bed
21	Third	863.0	2 Bed

APARTMENT NUMBER	FLOOR	SQ FT	BEDS
22	Fourth	1084.7	2 Bed
23	Fourth	708.5	2 Bed
24	Fourth	863.0	2 Bed
25	Fourth	883.9	2 Bed
26	Fourth	707.4	2 Bed
27	Fourth	736.1	2 Bed
28	Fourth	863.0	2 Bed
29	Fifth	1084.7	2 Bed
30	Fifth	708.5	2 Bed
31	Fifth	863.0	2 Bed
32	Fifth	883.9	2 Bed
33	Fifth	707.4	2 Bed
34	Fifth	736.1	2 Bed
35	Fifth	863.0	2 Bed
36	Sixth	974.0	2 Bed
37	Sixth	632.7	1 Bed
38	Sixth	839.3	2 Bed
39	Sixth	1545.9	3 Bed



RIVERSIDE THREE

The Middle Floor offers the widest range of apartment styles, each with supremely stylish and modern interiors to ensure a premium living experience.

Middle Floors



RIVERSIDE THREE

The Top Floor of the development feature some of the largest apartments, these contemporary homes offer an unparalleled combination of luxurious, spacious living and sweeping views of the riverside and beyond.

Top Floor





# RIVERSIDE PENTHOUSES

The Yacht Club Riverside offers some of the most prestigious penthouses in the East Midlands with stunning views of the River Trent and the vibrant city of Nottingham. Individually themed, each penthouse boasts an impressive specification to provide the utmost in luxurious comfort, including:

- > Bi-folding doors onto the generous terraces
- > Underfloor heating to master ensuite
- > Tiled kitchen living areas
- > Smart technology
- > Fitted wardrobes to the master bedroom
- > Access to the terrace from all bedrooms
- > Bespoke fitted kitchens complete with integrated appliances and solid worktops

Riverside two and three both offer 1, 2 and 3 bedroom penthouse options while Riverside one offers an impressive 3 bedroom sole floor apartment, benefiting from wrap around views of the river and direct elevator entry into the apartment.

	BEDROOMS	INTERNAL SQ FT	TERRACE SQ FT
RIVERSIDE ONE			
Apartment 13	3 beds	1371	1202
RIVERSIDE TWO			
Apartment 26	2 beds	956	78
Apartment 27	1 bed	612	162
Apartment 28	1 bed	593	243
Apartment 29	2 beds	979	1085
RIVERSIDE THREE			
Apartment 36	2 beds	1017	80
Apartment 37	1 bed	647	152
Apartment 38	2 beds	869	204
Apartment 39	3 beds	1600	1656





# AMENITIES WITHIN THE DEVELOPMENT

Part of the delivery of the development includes additions to the waterfront footpath in order to reconnect the city with the river.

There are future plans to create a bridge from the development over the River Trent. This will create a quick and easy direct link to local, desirable areas, West Bridgford, the Hook Nature Reserve and Lady Bay.

This accessible development creates a waterside neighbourhood and scenic haven combined with a well-connected community just a short walk away from the city's major hotspots and local amenities via the new bridge access.

The development will play a major part in the Nottingham Waterside regeneration project and offers exclusive waterside living.

As well as being right on the doorstep of a beautifully scenic waterfront haven, perfect for enjoying outdoor recreational activities, the Yacht Club Riverside also features its own exclusive gym facilities so you can keep yourself fit and healthy all yearround.





# KMRE'S INVESTMENT OPPORTUNITY

This is an exciting opportunity to invest in one of Nottingham's most prestigious waterfront development.

Whether you are looking to purchase your dream home, or looking to invest in your next rental opportunity, we have many options available to suit your needs.

The new homes have been built to the highest standards with energy efficiency and quality of living in mind.

Investors can take advantage of the KMRE Group investor pack which offers a hassle free purchase and includes a contemporary furniture pack and complementary management service for 24 months. Even more reason to make this your next investment.



KMRE is an experienced property developer focused on PRS and purpose-built student accommodation sectors in established cities across the UK. Currently delivering PRS schemes in Leeds and a PBSA scheme in Sheffield, KMRE has an extensive track record with a substantial development pipeline. Recent projects include Mabgate Gateway, St Marks Court, Trippet Lane and Kirkstall Road.

[www.kmregroup.co.uk](http://www.kmregroup.co.uk)



Hollycroft Construction Ltd has been appointed as the building contractor for this project. Hollycroft boasts an abundance of experience and are currently delivering over £30m of projects for KMRE Group Ltd.



Niche Homes Ltd specialises in modern city living for students and professionals and is the management agent for KMRE Group Ltd. With a wealth of experience in the purpose built rental sector, its expert staff will ensure your investment delivers a maximum return.

[www.niche-homes.co.uk](http://www.niche-homes.co.uk)





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For more information or to request a viewing, please contact KMRE Group

**Tel: 0113 244 1960**

**Email: [sales@kmregroup.co.uk](mailto:sales@kmregroup.co.uk)**

**[www.kmregroup.co.uk](http://www.kmregroup.co.uk)**



